067.A	0002	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	886,600	/	886,600
USE VALUE:	886,600	/	886,600
ASSESSED:	886,600	/	886,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		ROCKMONT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORRISON KEVIN D
Owner 2:	MORTON LESLEY E
Owner 3:	
Street 1:	30 ROCKMONT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOREHOUSE JANET E -
Owner 2:	-
Street 1:	30 ROCKMONT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1947, having primarily Wood Shingle Exterior and 2380 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	456,100		430,500	886,600
Total Card	0.149	456,100		430,500	886,600
Total Parcel	0.149	456,100		430,500	886,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.52 /Parcel: 372.52

Legal Description

User Acct 128588

GIS Ref

GIS Ref

Insp Date 05/25/15

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.A-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	456,100	0	6,500.	430,500	886,600		Year end	12/23/2021
2021	101	FV	456,100	0	6,500.	430,500	886,600		Year End Roll	12/10/2020
2020	101	FV	456,100	0	6,500.	430,500	886,600	886,600	Year End Roll	12/18/2019
2019	101	FV	348,100	0	6,500.	399,800	747,900	747,900	Year End Roll	1/3/2019
2018	101	FV	348,100	0	6,500.	399,800	747,900	747,900	Year End Roll	12/20/2017
2017	101	FV	348,100	0	6,500.	350,600	698,700	698,700	Year End Roll	1/3/2017
2016	101	FV	348,100	0	6,500.	319,800	667,900	667,900	Year End	1/4/2016
2015	101	FV	280,700	0	6,500.	282,900	563,600	563,600	Year End Roll	12/11/2014

!5788!

PRINT

Date	Time
12/30/21	02:46:21

LAST REV

Date	Time
07/14/15	09:04:07
philc	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5788

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOREHOUSE JANET	35889-408		7/15/2002		367,000	No	No		
YORK DONALD/ETA	23282-92		6/9/1993		162,500	No	No		Y

USER DEFINED

Prior Id # 1:	128588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2014	187	Addition	165,388					
11/23/2009	1195	Redo Bat	14,000					
6/12/2003	504	Addition	140,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2015	Meas/Inspect	PC	PHIL C
6/10/2014	Info Fm Prmt	PC	PHIL C
12/12/2008	Meas/Inspect	163	PATRIOT
11/5/2002	MLS	MM	Mary M
3/31/2000	Inspected	263	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
7/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	12									430,498						430,500	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,498	Spl Credit		Total:	430,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09117651
Const Adj.:	0.99989998
Adj $ / SQ:	136.383
Other Features:	94335
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478137
Depreciation:	21994
Depreciated Total:	456142

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

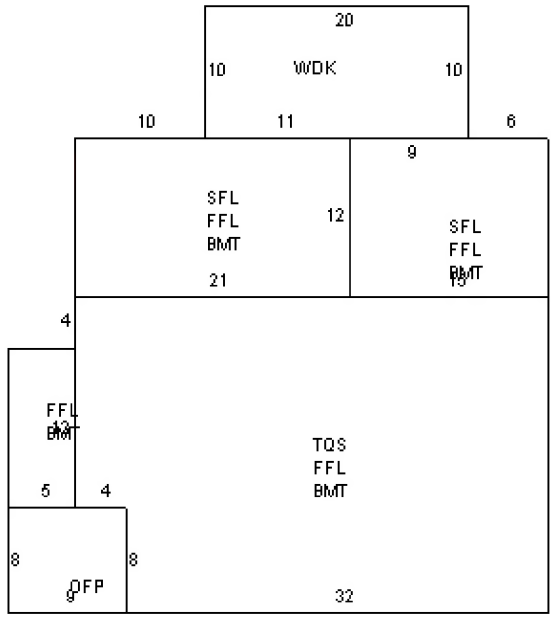
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	136.38
Special Features:	0	Val/Su Net:	114.71
Final Total:	456100	Val/Su SzAd	191.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,324	40.920	54,171
FFL	First Floor	1,324	136.380	180,572
TQS	3/4 Story	624	136.380	85,103
SFL	Second Floor	432	136.380	58,918
WDK	Deck	200	11.000	2,200
OFP	Open Porch	72	39.410	2,838

	Net Sketched Area:	3,976	Total:	383,802	
Size Ad	2380	Gross Area	4184	FinArea	2380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	